

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1482/P	Clare and Jamie Barber	5 Hampstead lane London N6 4RT	23/05/2016 12:37:36	OBJ	<p>I am writing in response to the planning application associated with 1 Highgate Road NW5 1JY. This involves the demolition of the existing one storey piano warehouse and the redevelopment of the site to provide 4 B1 office units at ground floor level and 9 two or three bedroom units on first and second floor level.</p> <p>I am one of the owners of Flat B 1 Highgate Road which is a first floor one bedroom flat which is occupied by fairly long term tenants who are similarly concerned about the impact of the development on them.</p> <p>As the planners are aware this site was the subject of an application in 2014 to redevelop to provide 5 houses and more limited commercial use. This application was refused on a number of grounds including the proximity of the development resulting in “unreasonable sense of enclosure, loss of light, loss of privacy and increased noise nuisance” which would be “detrimental to the amenities of adjoining occupiers”.</p> <p>It is disappointing that the site has now been sold on to IDM Land Ltd, who has taken an ever more aggressive approach and taken no account of the previous objections and decision. The proposal lodged is only more detrimental to the amenities of the adjoining occupiers. There have been on-going issues with the management of the site since the acquisition (involving the response to squatters and works which resulted in complaints to the Enforcement authorities), and IDM were unresponsive to calls and complaints, which has further undermined the confidence the residents have in IDM’s ability to carry out any approved development with due care and consideration to the amenity of the residents.</p> <p>I do not object to the principle of redevelopment on the site. The warehouse is in a state of disuse and some level of mixed commercial and residential development which is sympathetic to the existing urban warehouse design would be acceptable. My primary concerns relate to the following:</p> <p>Increased Bulk and Mass and Overdevelopment</p> <p>The proposed site plan shows the density of the Scheme. The whole footprint of the site is almost entirely absorbed in to the commercial and residential development, leaving only a narrow passage way to access the site and the units. The developer’s appetite to squeeze a return into every available square foot has even left the bin stores for 4 commercial units and 9 residential units (servicing up to 60 or 80 people?) being squeezed against the bedroom wall of Flat 1 Highgate Road. This is a proposed development which has total disregard to the well being of residents in the interest of the developer squeezing a mouth watering high return.</p> <p>The bulk of the development is out of proportion to its size. A perfectly acceptable scheme should be possible without dominating the skyline. The previous scheme was at least graduated, and apart from the concerns re the proposed roof terrace and the increased bulk and height opposite no.3, it did at least graduate back to the rear of the site- so it was not overly imposing on the existing residents and their outlook and light. The existing proposals are only 11 metres away from the bedrooms at 1 and Highgate Road at first and second floor level which is overwhelming and raises privacy concerns,</p>

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The proposed height is also not necessary and negatively impacts the outlook and privacy of the existing residents, and causes overshadowing and loss of light.

Amenity of the Proposed Residential Units

The overdevelopment is also expressed by the translucent windows at first and second floor both in bedrooms, stairwells and bathrooms. On the one hand this is an acknowledgement of the impingement to the privacy of the existing residents, but on the other- surely development should ensure the approval of schemes which give the new owners a minimum level of amenity- and that includes windows which provide some outlook and decent light for habitable rooms.

Light Impact

On the last application the developer admitted only one hour before the hearing that the lighting study was misrepresented. I am only too aware that it is very difficult for us lay people to understand and challenge the contents of a light report- and it is not financially viable to seek our own. I find it surprising that there isn't greater impact on the light than reported taking into account the proposed bulk and height. I would ask that the developer provides further information to show diagrammatically the impact of the light and shadowing on the rear windows of Highgate Road- over 2 periods - March/September and June during all the hours between sunrise and sunset.

Noise

Again the overdevelopment, and sheer packing of people into such a small footprint of space will create 24 hour noise and activity. This is especially acute given the narrow access which is only inches from bedrooms.

Bin Storage

I have already mentioned this particularly worrying aspect above.

Practicalities of the Development

I take the bus most days from Highgate to Kentish Town tube and I despair of how a construction plan can be devised to access the site. Traffic is always gridlocked during rush hour and the flow of traffic would be stagnated at the traffic junction to Highgate Road, Fortress Road and Kentish Town Road. The council would be overrun with complaints. Early access before rush hour would not be an option, and noise levels of trying to do deliveries without Vehicular access will in any event be challenging. I would hope that this would be considered before planning permission is granted as I don't see any solution.

I ask that the Planning Department refuse the application. If it does go to Committee I would certainly like to be speak or be represented at the hearing.

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Yours faithfully

Clare Barber

2016/1482/P	celia goreham	71 patshull road NW5 2LE NW5 2LE NW5 2LE	20/05/2016 12:24:23	COMMNT	Bartholomew Estate and Kentish Town CAAC regret the demolition of the existing warehouse and would like to see a more sympathetic plan that includes the buildings within the plan. The number of flats looks like an over development of the site . We consider it essential that the cobble stone pathway from the main road to the site must be retained.
2016/1482/P	celia goreham	71 patshull road NW5 2LE NW5 2LE NW5 2LE	20/05/2016 12:24:16	COMMNT	